

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: AMENDMENT OF THE URBAN RENEWAL PLAN
PROPOSED ZONING MAP - RUTHERFORD AVENUE FROM PROPOSED SCHOOL
STREET TO ESSEX STREET IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS R-55

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass R-55 was adopted by the Boston Redevelopment Authority on March 25, 1965, and approved by the City Council of the City of Boston on June 7, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be amended by the Boston Redevelopment Authority provided, in part, that notice specifying the nature of the amendment and the property to be affected will be afforded to the owners and occupants of such parcel or parcels; and

WHEREAS, the map entitled "Proposed Zoning", which is an integral part of said Urban Renewal Plan, shows a L-1 (local business) district 200' deep along the northeasterly side of Rutherford Avenue (as it is to be realigned) between proposed School Street and Essex Street; and

WHEREAS, the purpose of said local business district was to allow business uses accessory to a housing development, said development to be located in this district and on adjacent land shown as an H-1 district; and

WHEREAS, the Boston Zoning Code was amended on September 7, 1967, inserting Section 8-8, which allows limited business uses as accessory uses to housing developments in districts H-1-U through H-5-U; and

WHEREAS, a local business district is no longer necessary to legalize business uses which are accessory to the proposed housing development; and

WHEREAS, the abutting land is to be zoned H-1 under the Urban Renewal Plan;

THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 901 of Chapter IX of the Charlestown Urban Renewal Plan, entitled "Zone District Changes: Identification of Changes" be amended by amending Map 6, Proposed Zoning, to change from an L-1 district to an H-1 district land along the northeast side of Rutherford Avenue (as it is to be realigned) between Essex Street and proposed School Street.
2. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.



AREA INVOLVED IN
MINOR AMENDMENT TO
CHARLESTOWN URBAN RENEWAL PLAN

MEMORANDUM

January 6, 1972

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR A MAP AMENDMENT IN THE CHARLESTOWN URBAN RENEWAL AREA TO ESTABLISH AN H-1 DISTRICT ON PARCEL R-2 AND ABUTTING LAND; TO GIVE "U" SUFFIX TO PARCEL R-2; TO ESTABLISH A B-2 DISTRICT ON PARCEL C-1; AND TO CHANGE AN AREA OF LAND AT MAIN STREET AND AUBURN STREET FROM AN L-1 TO AN H-1 DISTRICT.

CHARLESTOWN URBAN RENEWAL PROJECT, MASS R-55

M.54AWJ4 Park 13500-9723
~~Mishawum Park, Inc.~~ have been designated developers of 337 units of low and moderate income housing on the bulk of Parcel 2A of the Charlestown Urban Renewal Plan. The Knights of Columbus plan a new lodge at the southerly corner of the parcel. In order to expedite these projects, authorization is sought to petition the Zoning Commission for an H-1-U (apartment with a floor area ratio of 1, Urban Renewal Area) district for Parcel 2A. The land is presently zoned M-1, M-2 (manufacturing) and and L-1 (local business). The proposed change conforms with the Proposed Zoning Plan of the Urban Renewal Plan, as amended.

At the same time, we would like to implement the Proposed Zoning Plan by petitioning for an H-1 designation for land not included in Parcel R-2, which lies between Main Street and realigned Rutherford Avenue and between proposed School Street and an existing H-1-U district on Middlesex Street.

Parcel C-1, bounded by proposed School Street, Main Street, Austin Street and realigned Rutherford Avenue, is to be developed by Charlestown Shoppers, Inc. with a shopping center containing retail and office space. In order to expedite this project, we wish to petition the Zoning Commission for a B-2 district, as proposed by the Proposed Zoning Plan. The area is now zoned for manufacturing, business and residential uses.

According to this same Proposed Zoning Plan, the northeast side of Main Street is to be changed from an L-1 district to an H-1 district. Map Amendment No. 62 implemented a portion of this rezoning by establishing an H-1-U district along Main Street from Mead Street to a point about 35 feet short of Main Street.

This left a very small pocket of the old L-1 district at the corner of Main Street and Auburn Street, which we would like to change to an H-1 district.

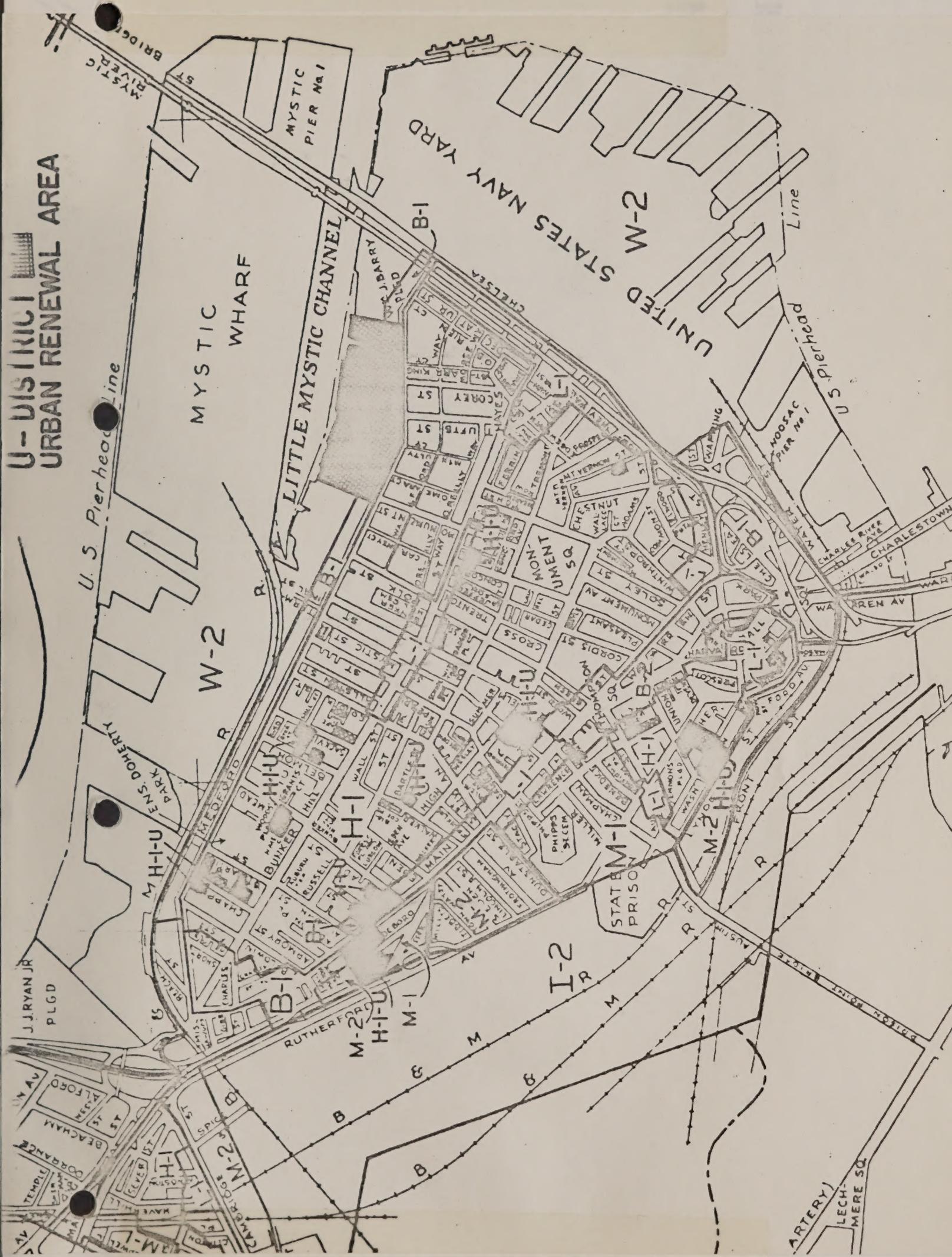
We, therefore, seek authorization to petition the Zoning Commission for these changes.

VOTED: That the Director is hereby authorized to petition the Zoning Commission for a map amendment in the Charlestown Urban Renewal Area as follows:

1. To change from M-1, M-2 and L-2 districts to an H-1 district land bounded southwesterly by Rutherford Street as it is to be realigned; northwesterly by an H-1-U district established by Map Amendment No. 62. northeasterly by Main Street and southeasterly by proposed School Street.
2. By adding the suffix "U" to that portion of the above described land which is designated as Parcel R-2 by the Charlestown Urban Renewal Plan.
3. By changing from H-1, L-1, B-2 and M-1 districts to a B-2 district a parcel of land bounded southwesterly by Rutherford Avenue as it is to be realigned, northwesterly by proposed School Street, northeasterly by Main Street and southeasterly by Austin Street.
4. By changing from a L-1 to an H-1 district a parcel of land at the easterly corner of Main and Auburn Streets which is now zoned L-1.

U-URBAN URBAN RENEWAL AREA

J. J. RYAN JR
PLGD



CHARLESTOWN PROPOSED ZONING CHANGE

H-I-U

H-I

B-2



MEMORANDUM

January 6, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: AMENDMENT OF THE URBAN RENEWAL PLAN PROPOSED ZONING FOR
DISPOSITION PARCEL R-2
CHARLESTOWN URBAN RENEWAL PROJECT, MASS. R-55

The bulk of Parcel R-2 of the Charlestown Urban Renewal Plan is to be developed for 337 units of low and moderate income housing, with accessory convenience shopping facilities. The Charlestown Urban Renewal Plan Proposed Zoning Map anticipated that the convenience shopping would be located on the Rutherford Avenue side of the parcel; it showed an L-1 (local business) district along Rutherford Avenue for this purpose. The rest of the parcel was to be zoned H-1.

Since the adoption of the plan, the Boston Zoning Code was amended by adding Section 8-8, which allows minor business uses as accessory uses to a housing development in H-1-U through H-5-U districts. Therefore, the L-1 district is no longer needed to legalize accessory business uses. In addition, the present plans anticipate that the accessory shopping facilities will be located along the Main Street side of the property.

The southerly corner of Parcel R-2 is to be developed by the Knights of Columbus for a new lodge. This use is allowed in an H-1 district.

There is no longer any reason for the L-1 district along Rutherford Avenue. I therefore recommend a minor amendment to Map 6 - Proposed Zoning of the Charlestown Urban Renewal Plan to change the L-1 district along the northeast side of Rutherford Avenue between proposed School Street and Essex Street to an H-1 district. An appropriate Resolution is attached.